South Los Angeles Industrial Tract BID
Board of Directors Meeting
April 11, 2008 at 11:00 am
655 E. Florence, SLAIT Security Office

In attendance: Duke Dulgarian, Steve Stone, Barry Croxen, Matt Mullen, Steve Anderson, Greg Goodman, Oscar Avina, Oscar Ixco, Banyon Hutter, Officer Dan Reedy, Minah Park, Diana Esparza, Rod Kratovil, Susan Levi.

I. Meeting was called to order at 11:06 am

II. Introductions were made.

III. Approval of Minutes – Motion to approve minutes by Croxen/Stone carried unanimously.

IV. **Public Comments** – None

V. **Vacant Secretary Position** – Levi reported that Sofia Meyen is no longer active as the Board Secretary and that her position needs to be filled. Levi stated the responsibilities of a secretary and emphasized that the most important role would be to sign checks if needed. Croxen nominates himself and the Board agrees that he is fit for the position. **Motion to approve Barry Croxen as the new Board Secretary by Goodman/Stone unanimous**.

VI. **BID Renewal Update** – Levi reported that the MDP was approved and mailed out yesterday and hopes to reach the 30 percent mark very quickly. She would like to have all petitions in by next Friday. Officer Dan Reedy has offered to introduce Levi to some of his contacts in the Tract. The formation of the BID has brought about many positive changes; Levi would hate to see all of the progress that the BID has made go in vain.

VII. Security

a. **Security Camera Update** – Ixco stated that an audit had been undertaken and was completed on Wednesday. The results determined that the equipment purchased from the initial contractor is of very high quality, can still be of use and that the system would be up and running in 30-45 working days once a new contractor is hired. Ixco reported that the initial contractor was recently summoned, doubts that they will show up, and feels that they will probably declare bankruptcy. Ixco stated that his agency plans to enter into an emergency contract, with the original subcontractor, to complete the project. Avina and Levi have already met with them and are very impressed with their services and level of professionalism. Ixco stated that he is hoping to get the green light next week to officially bind contract. Dulgarian asked Ixco if the cameras record, Ixco responded that they do not. Stone asked Ixco if the project will be completed by June and Ixco stated that the contract could possibly

commence by then. Stone also asked if the CRA will be getting any money back from Symis, Ixco replied that it is doubtful.

b. **Universal Protection Services Update** – Avina went over the crime stats in the meeting packet, reported that lately he's been dealing mostly with minors writing on walls/benches, public drinking and illegal dumping. Avina reported that one of his officers recently found a man dumping oil and that security is currently taking action against him. Avina also stated that Officer Reedy has played a major role in the safety of the BID, and thanked him for all of his efforts in cracking down on the street racing. Avina also added that LAPD has been citing and impounding many cars, which he hopes will alleviate overall illegal activity. Levi added that the BID is also a lot cleaner and that they are no longer paying the $700-$800 dollars per month for the roll-off bin which indicates that illegal dumping has decreased significantly. Avina then moved on to present footage of the fatal collision that took place a week before.

c. **LAPD Update** - SLO Dan Reedy – Reedy reported that Avina bravely disarmed an individual that was brandishing an axe on Avalon & Gage. He also thanked Avina for taking initiative and collecting the footage of the collision, which would've otherwise been investigated as a homicide, saving Newton Division thousands of dollars. Reedy also stated he wants to set up a Task Force to eliminate street racing, where he'd be allowed to block streets and cite/tow cars. Reedy added that he'll be looking to San Bernadino Police Department for guidance with this. Reedy also reported that recently Avina found a gun, reported it to LAPD and believes that the Playboy gang-members were probably going to use it in a drive-by, due to the current tension with other gangs in the area. Reedy also reported that Central Traffic Division is now enforcing street sale laws and have cited over 100 cars and impounded over 300 over the last few weekends. Stone asked Reedy where the gun was found, Reedy responded that it was found on Stanford, near the gate arm. Dulgarian asked Reedy what the #1 problem in the Tract is, Reedy responded that mainly it's quality of life issues like car sales, graffiti, illegal dumping, violence, etc. Dulgarian stated that the successes of UPS and LAPD should be publicized. Reedy finished by stating that Dave Hoskins, the new SLO north of Gage, will be joining us on the May 9, 2008 meeting.

d. **Neighborhood Prosecutor** - Minah Park introduced herself to the Board as the new Neighborhood Prosecutor for Newton Division. Park, who is new to the area, recently transferred from Rampart Division. She can be reached through Officer Reedy if necessary.

e. **Request for Additional Lockers** – Levi reported that Avina currently has 6 lockers and that he is requesting an additional six for new staff. Avina stated that he looked into pricing and that 6 additional lockers would be $450 and a little under $900 for 12. The Board feels that his request is feasible and necessary. **Motion to approve the purchase of 12 additional lockers by Stone/Goodman unanimous.**

e. **Up to Six Additional LADWP Outdoor Lights** – Levi reported that Avina and Ixco drove through the BID in search of areas that need lighting. They found a few spots where extra illumination could be used. Levi stated that the cost is 20 dollars a month/per light. Croxen asked Levi if these are additional lights to the BID, Levi responded that they are. Dulgarian asked what would happen if the BID does not renew, Ixco responded that the lights would be brought down. **Motion to approve the installation of up to six new lights carried by Stone/Croxen unanimous.**

VIII. **Susan Levi & Associates, Inc. Contract Renewal** – Levi stated that the SLA contract has been expired since December of 2007. Normally she charges 3-5 percent increase, but is only asking for 3 percent. Susan Levi and Staff left the room to allow Board to discuss the SLA contract renewal. **SLA returned and the Board unanimously approved motion to renew SLA contract.** Dulgarian stated that he'd like the contract to coincide with the expiration of the BID. Levi stated that would be done, thanked the Board and stated that the increase would begin in May.

IX. New Business

a. **State Enterprise Zone Presentation** – Levi reported that at her last Hollywood Board Meeting, she sat through an Enterprise Zone presentation and suggested that the Board allow them to present at their next Board Meeting. She added that there are many benefits to being a part of a zone, and that there is a $37,000 employee tax credit over a span of five years, which could be of much use to stakeholders. She felt that the presentation was very informative and that merchants should take advantage of such tax break programs. The Board agreed to allow a presentation at the next meeting date. Goodman asked Levi if she could get others to attend, she replied that Avina would post flyers throughout the BID. Levi stated that lunch would be provided. **Motion to approve State Enterprise Zone Presentation at next Board Meeting by Croxen/Stone unanimous**.

X. Next Meeting Date – Friday, May 9, 2008 – Location to be announced.

XI. Adjourn -Meeting adjourned at 11:49 am